



## Drainage Reports



DAVID EVANS  
AND ASSOCIATES INC.

MEMORANDUM

**DATE:** July 7, 2018

**TO:** Zoning Case Drainage Reviewer  
City of Scottsdale  
Once Civil Center  
Scottsdale, AZ

**FROM:** Vicente Ruiz

**SUBJECT:** Marquee Zoning Preliminary Drainage Report

**PROJECT:** 7-ZN 2015  
Marquee

**CC:**

This Drainage memo serves as an update and explanation of resubmittal of the previously approved Preliminary Drainage Report. The developer, Stockdale Capital Partners, LLC, is resubmitting this project for zoning approval due to increasing the building height by 2 stories. Other than this increase in square footage, the overall footprint has remained the same. DEA has provided the previously approved preliminary drainage report attached to this Memo.

It is understood that new first flush requirements have been implemented for new projects in the City of Scottsdale. This typically requires the first 0.5" inch of runoff to be stored onsite, or be treated before entering the City storm drain. What DEA has proposed and have had accepted by the City Water Quality Specialist on similar projects is allowing direct roof runoff to be considered clean rain water, and not subject to storage or pre-treatment. Areas that have mechanical equipment exposed to rainfall or subject to vehicular traffic will convey runoff to oil separator tanks, and then discharged to sanitary sewer.

Roof drains will connect directly into the adjacent storm drain system along the southern property boundary. Sanitary sewer is available in Shoeman Lane or at the southwest corner of the site at Scottsdale Road for the oil separator connections.

Please contact me if there are any questions or concerns.

Sincerely,

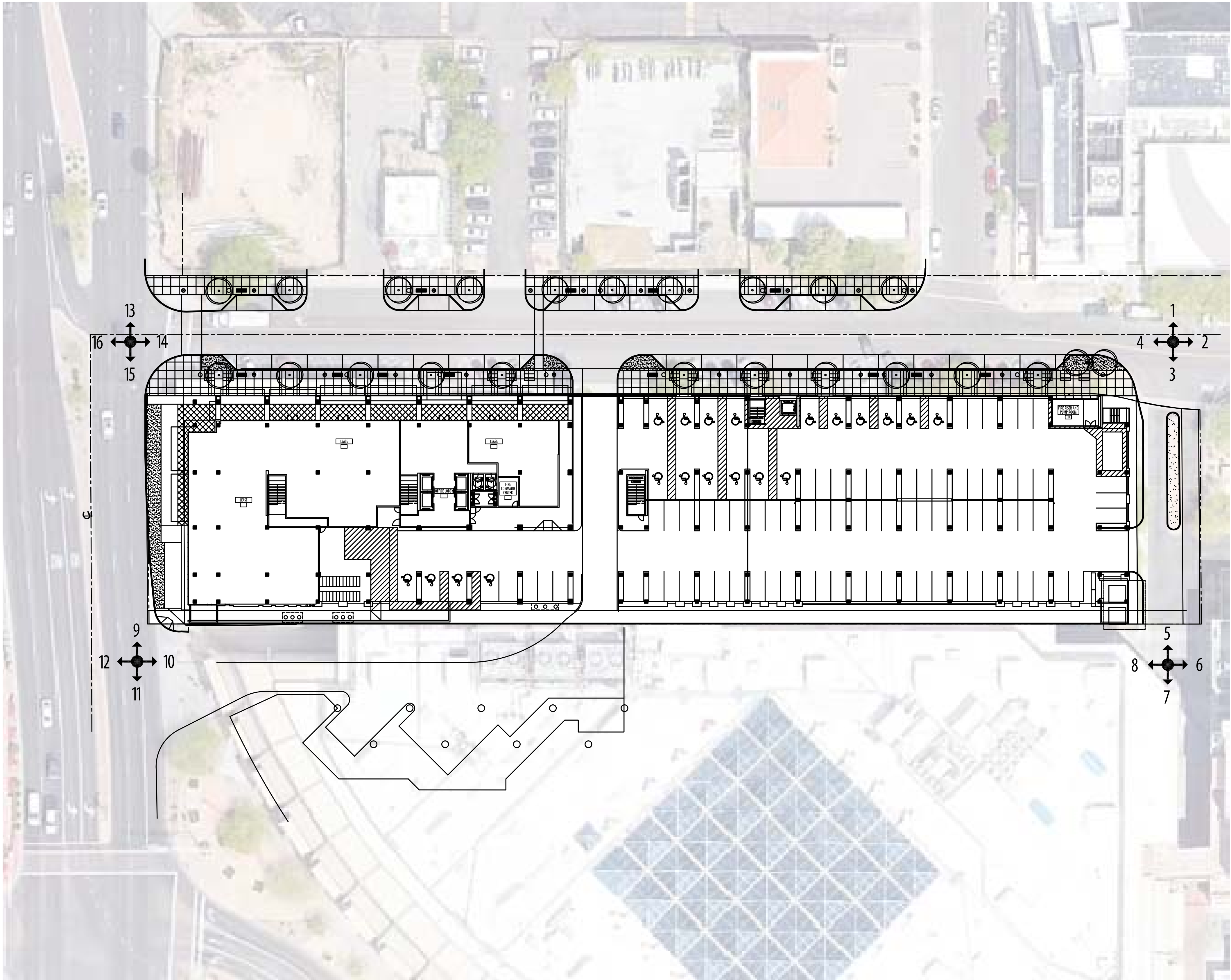
Vincente Ruiz, P.E.

Attachments/Enclosures: List Items

File Path: Document1



Ex 6/30/19



Site Plan

Address	4419 N. Scottsdale Rd. Scottsdale, AZ 85251
APN#	173-41-007A 173-41-011 173-41-010 173-41-264
Zoning (existing/proposed)	C2-DO/C3-DO
Sub District	Downtown Multiple Use Type 2
Lot Area	1.96 acres net (85,189 sf) 2.59 acres gross (112,765 sf)
Office Building Area:	278,015sf
Height Allowed	66'-0"
Height Provided	120'-5" (Top of Mechanical)
GFAR Allowed	1.3 (3.0 with Bonus)
GFAR Provided	2.47
Building Setback	15'-0" from curb
Open Space	Not Required

Office Parking Required	884 spaces (1/300sf)
Retail Parking Required	52 spaces (1/300sf)
Total Parking Required	935 spaces
Parking Provided	978 spaces (incl. 19 street parking spaces)

Accessible Parking Required	20 spaces
Accessible Parking Provided	20 spaces (17 standard; 3 van)

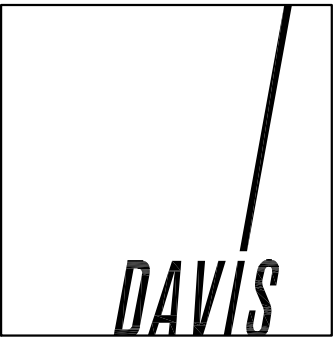
Bicycle Parking Required	69 spaces (1 per 10 spaces req.)
Bicycle Parking Provided	69 spaces

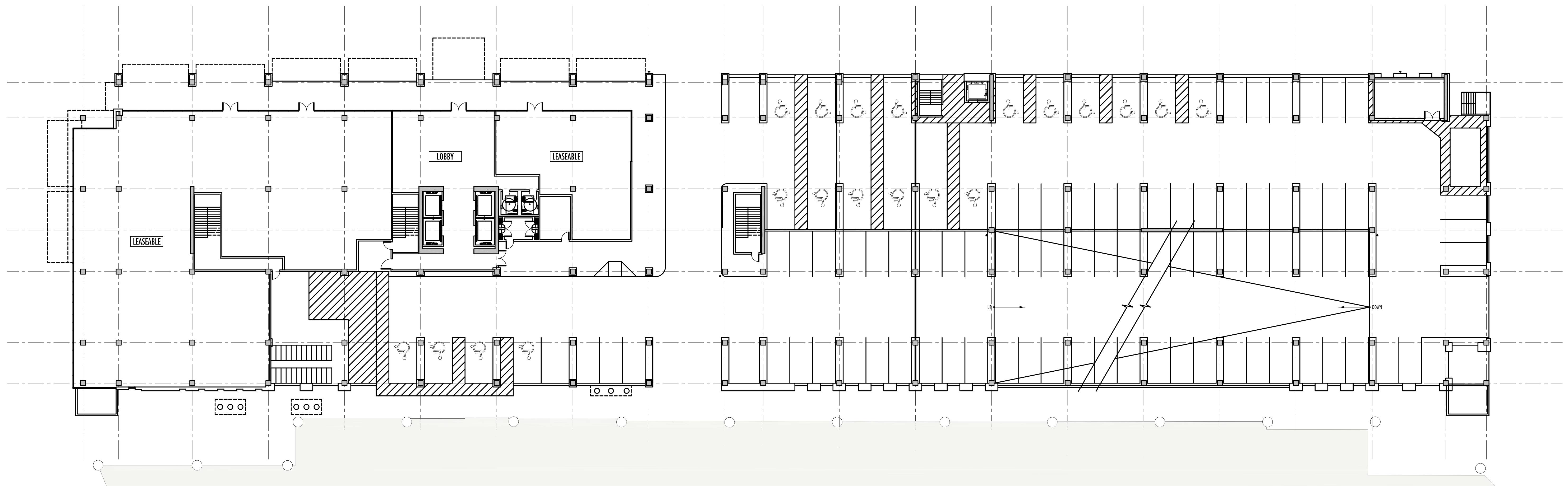
APPLICANT  
Stockdale Capital Partners, LLC  
4501 n. Scottsdale Road, #201  
Scottsdale, AZ. 85251  
p: 602-678-8888  
contact: Boyce O'Brien  
bobrienstockdalecapital.com

ARCHITECT  
DAVIS  
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Suite 200  
Tempe, AZ 85281  
p: 480-638-1100  
contact: Mike Edwards  
medwards@thedavisexperience.com

MARQUEE- Scottsdale, Arizona

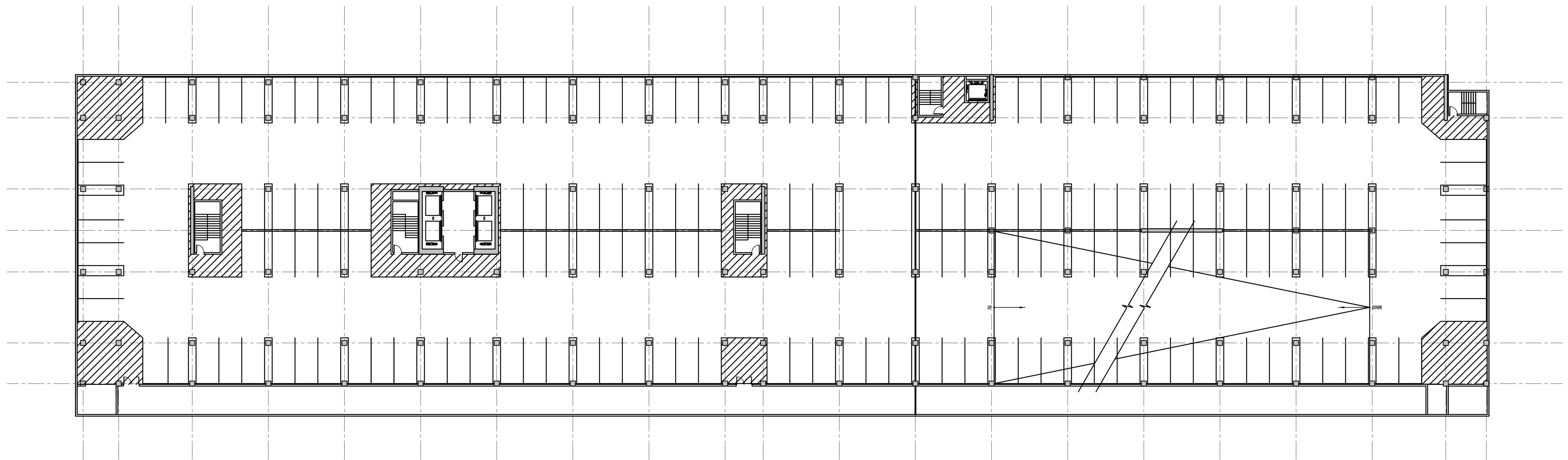
18123- 6/15/18





1ST FLOOR

1"=20'-0"

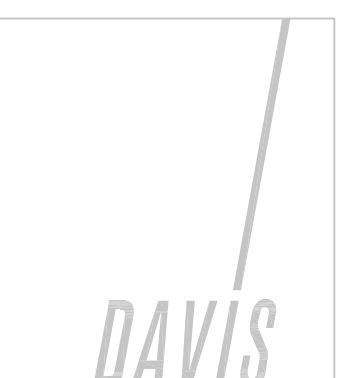


TYPICAL BELOW GARAGE

1"=20'-0"

0' 20' 40' 60' 80'

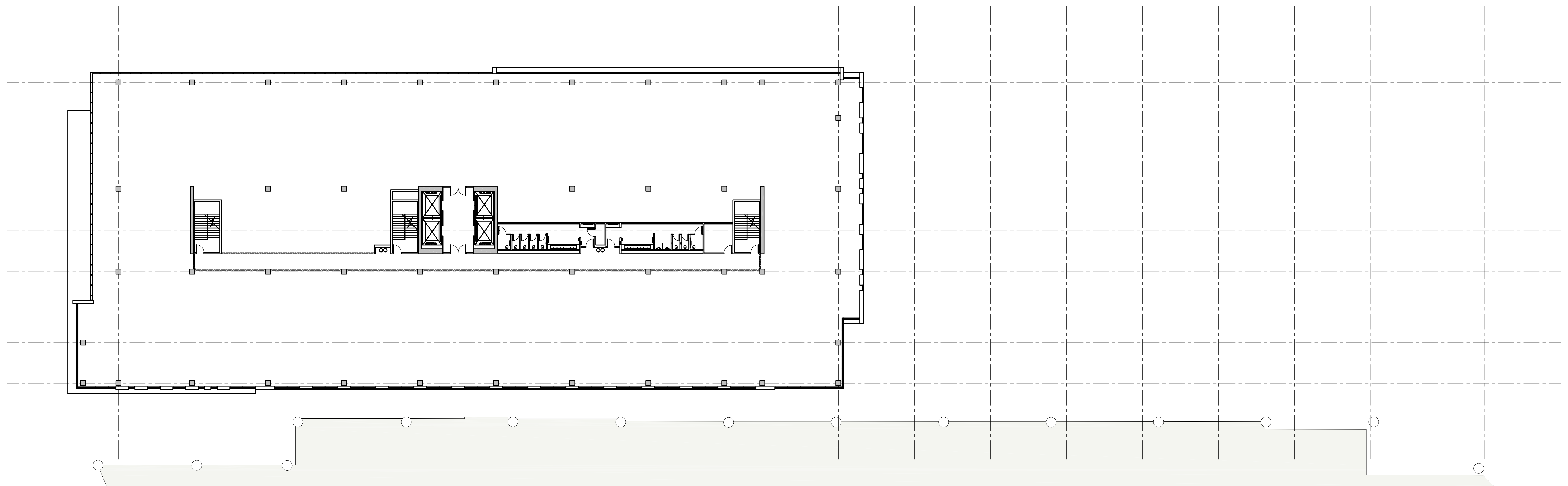
PLANS 1ST FLOOR  
AND BELOW GRADE  
18123 - 06/15/2018



MARQUEE Scottsdale, AZ

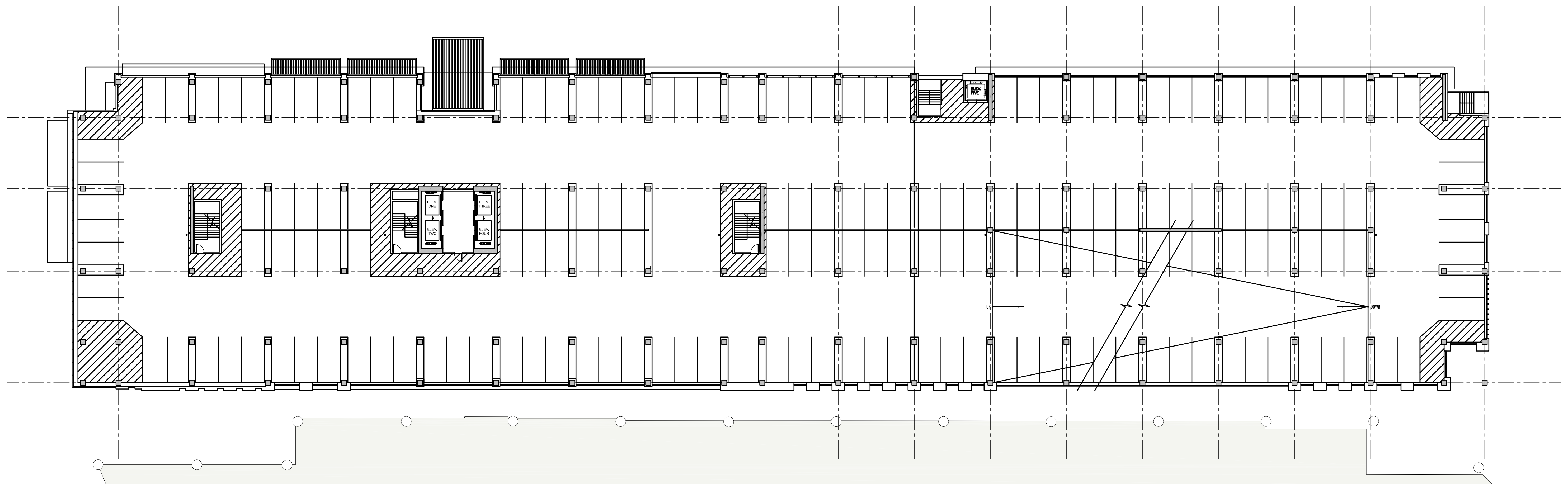
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TYPICAL OFFICE

1"=20'-0"



TYPICAL UPPER GARAGE

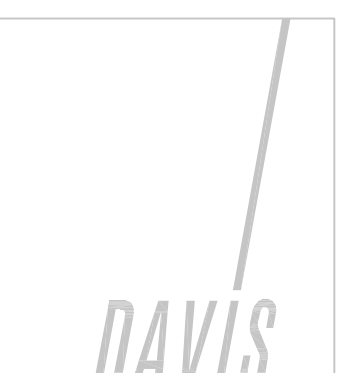
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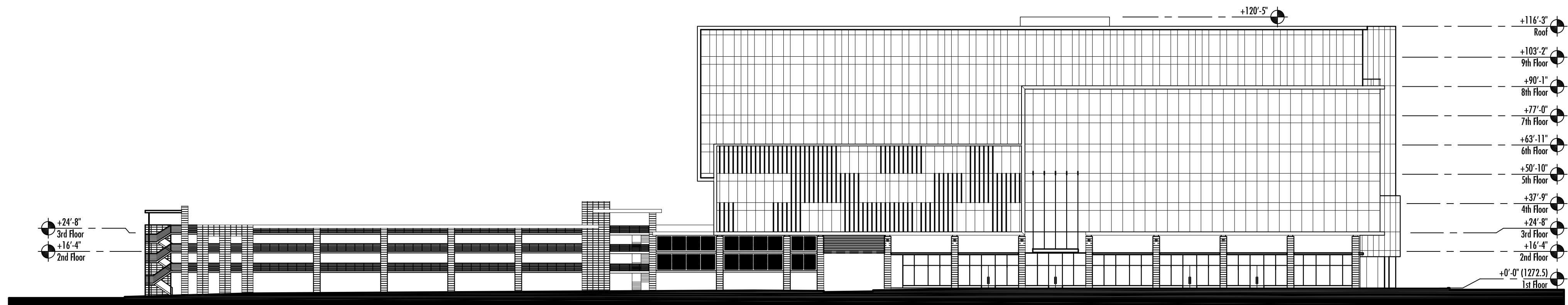
0' 20' 40' 60' 80'

PLANS OFFICE AND  
UPPER GARAGE  
18123 - 06/15/2018

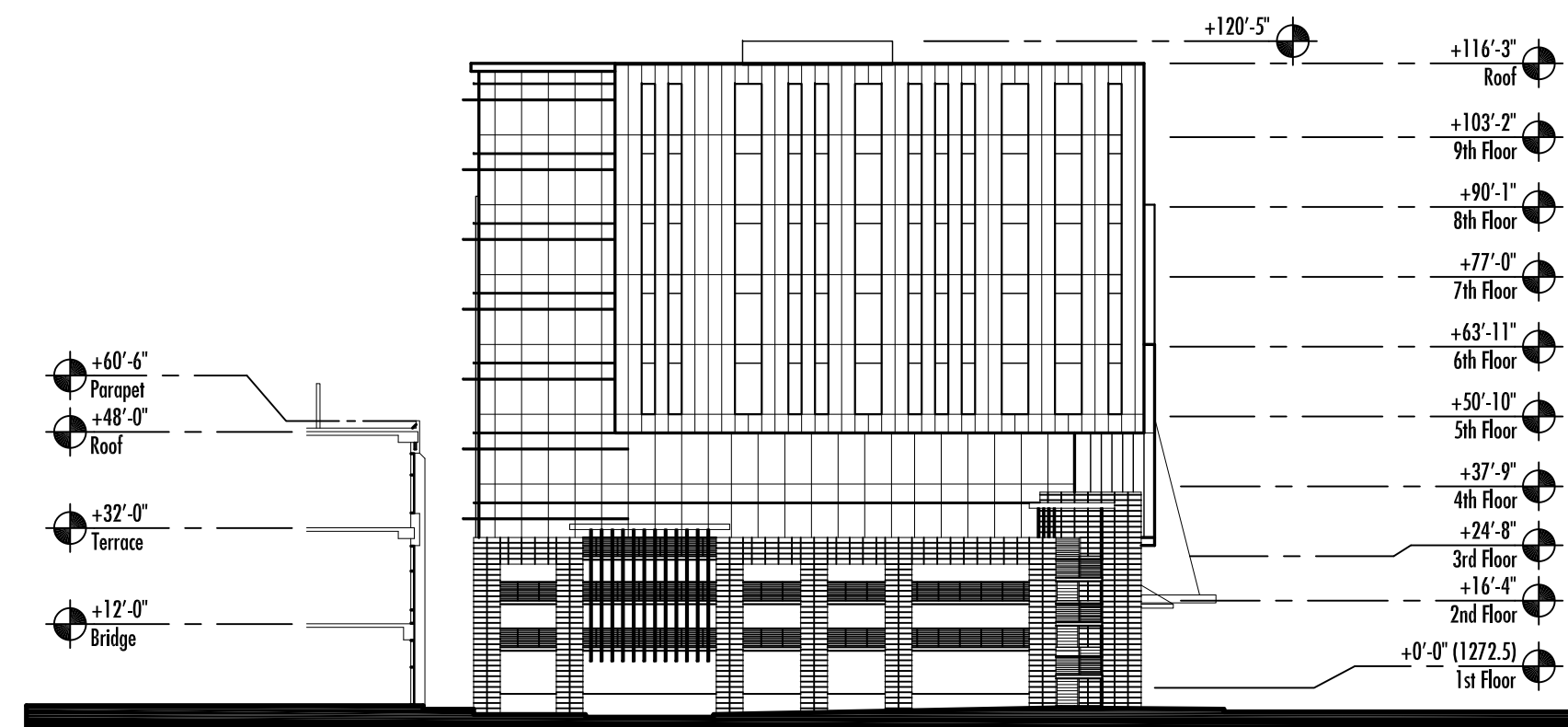
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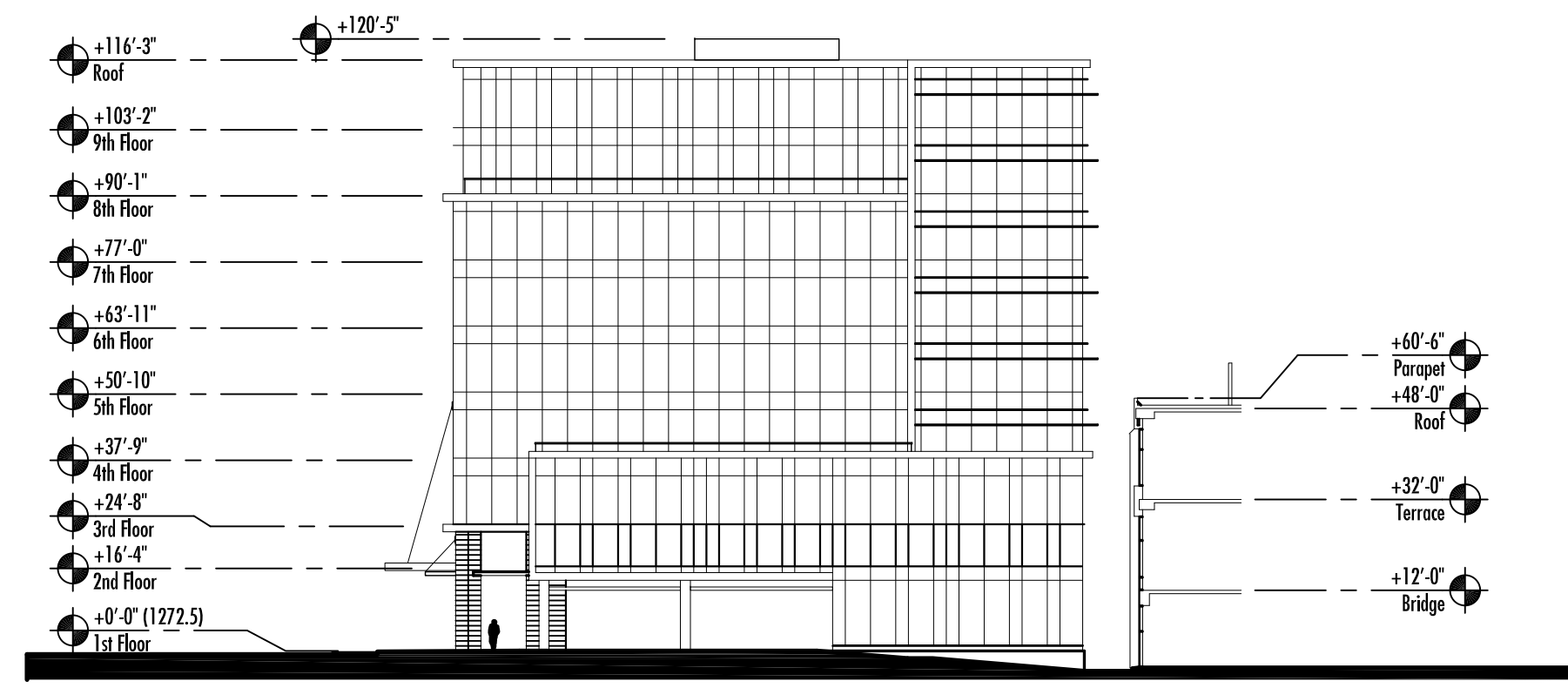




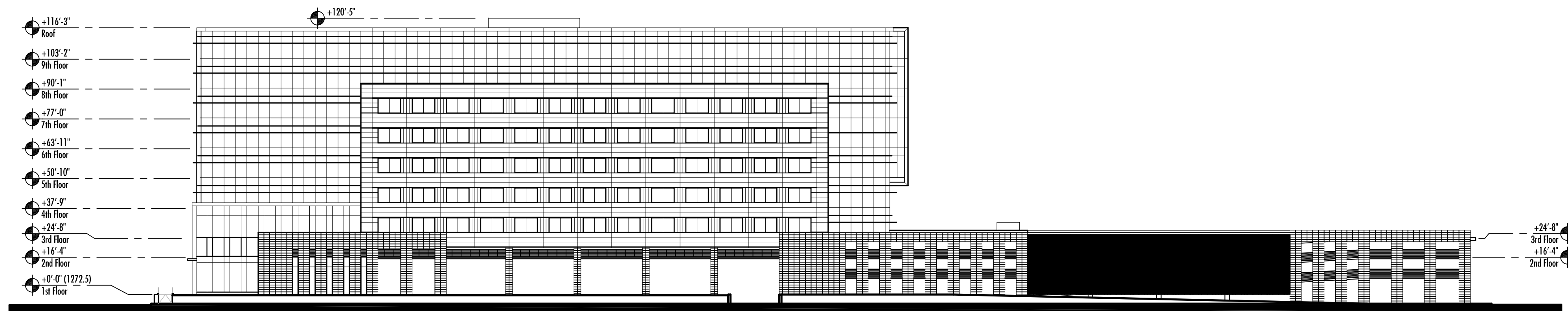
North Elevation



East Elevation



West Elevation



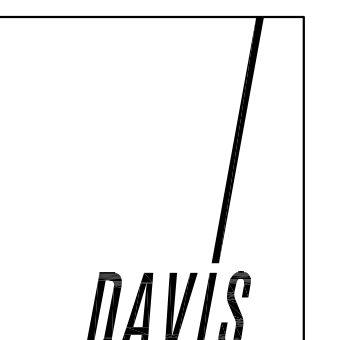
South Elevation

0' 30' 60' 90' 120'

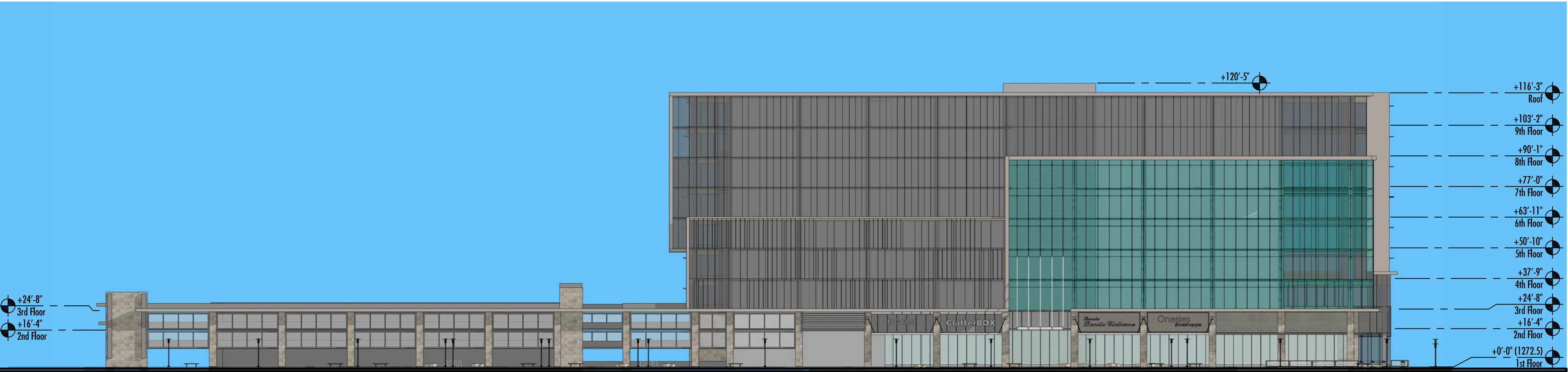
# MARQUEE- Scottsdale, Arizona

BUILDING ELEVATIONS  
18123 - 06/15/18

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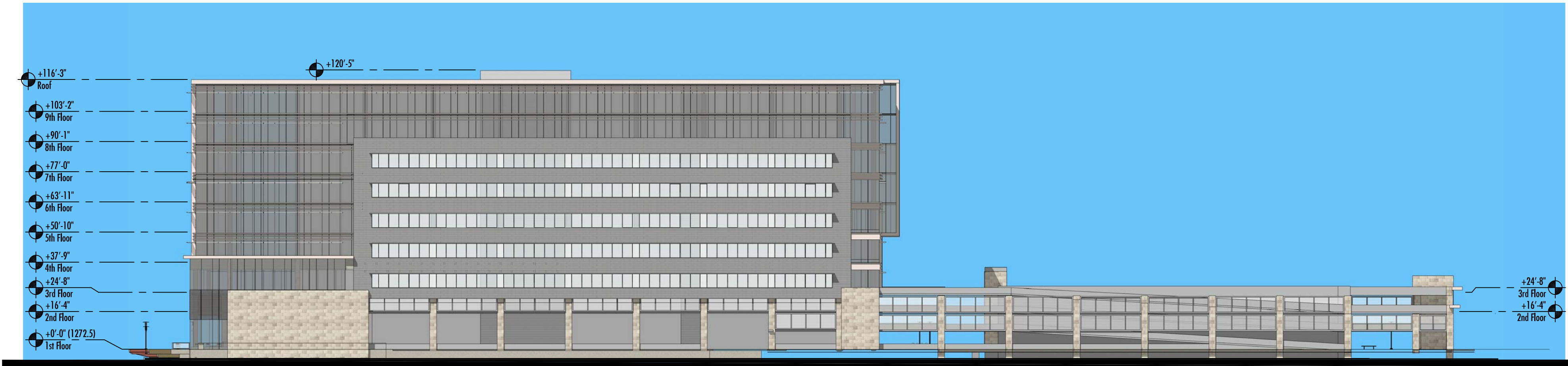
North Elevation



East Elevation



West Elevation



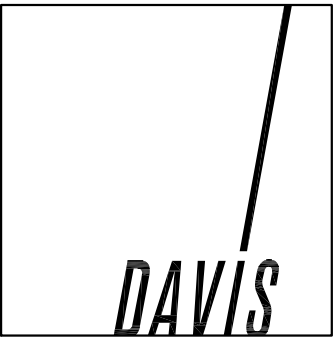
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0' 30' 60' 90' 120'

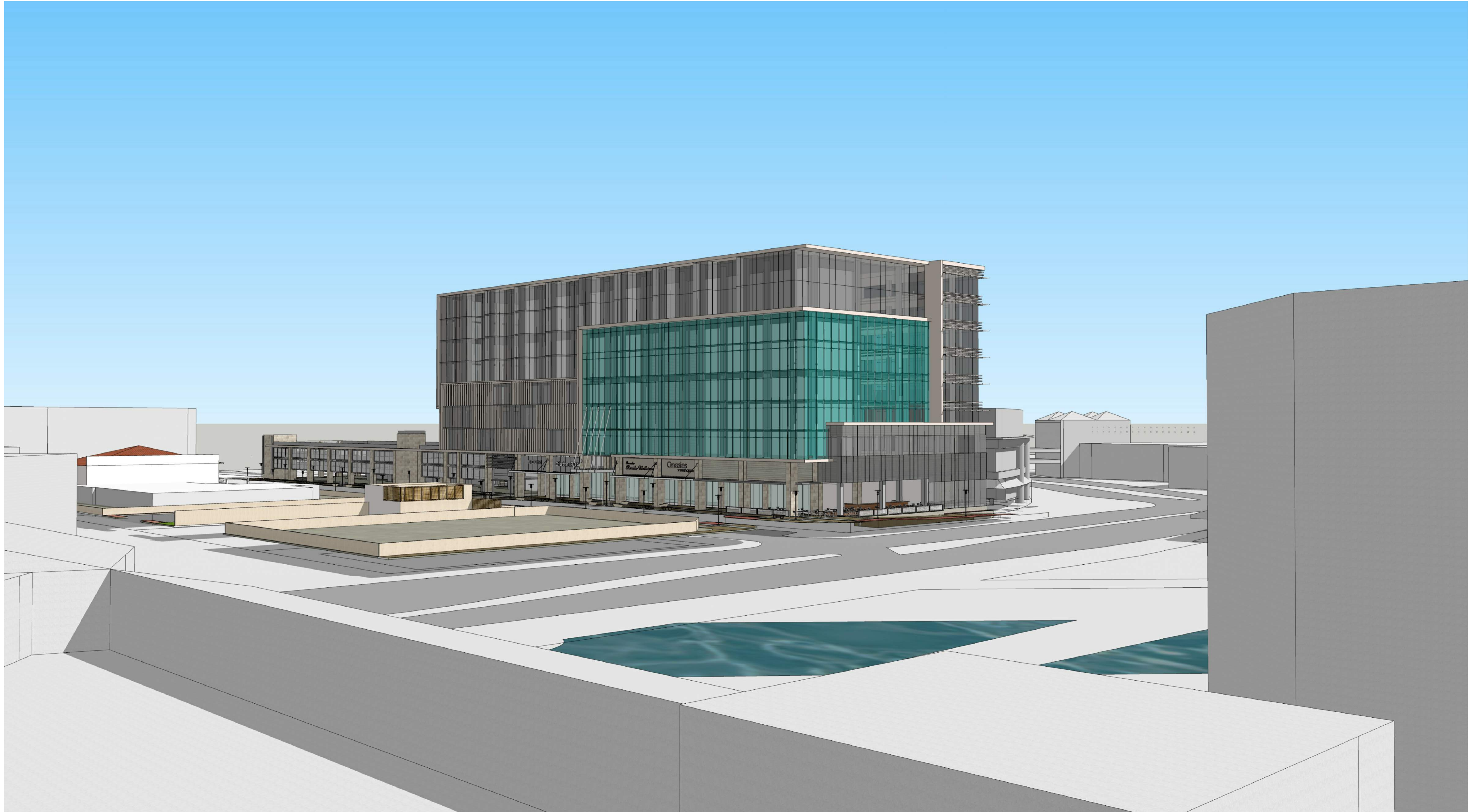
# MARQUEE- Scottsdale, Arizona

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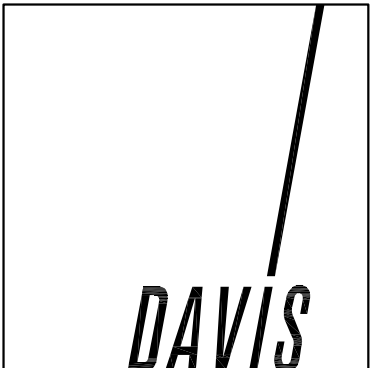




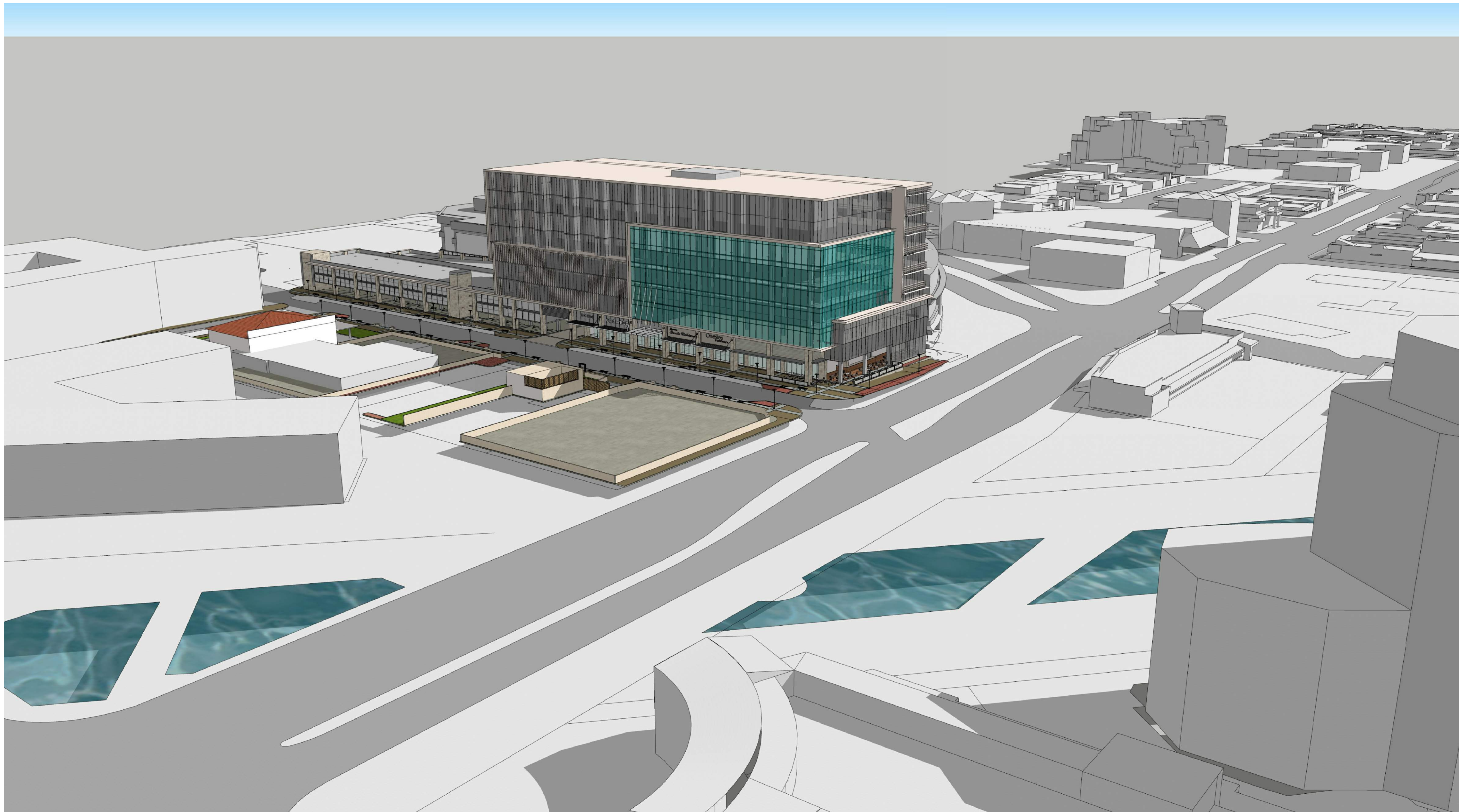
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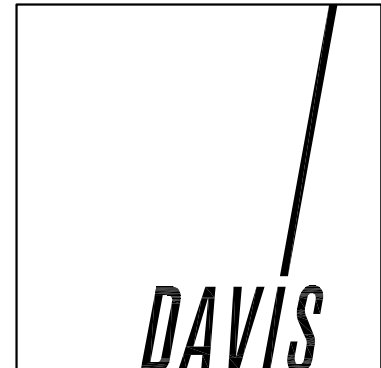




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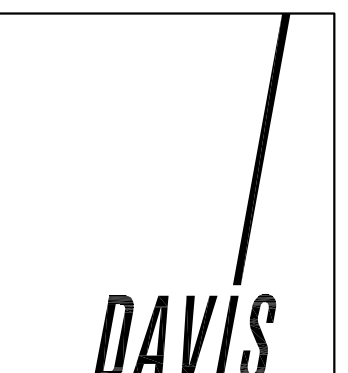




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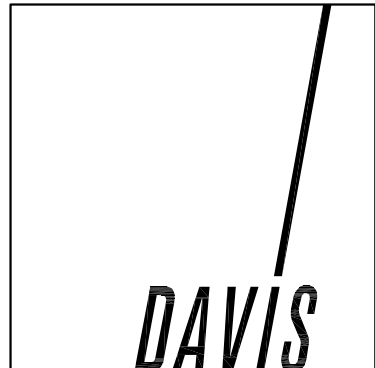




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**Preliminary Drainage Report  
For  
Marquee @ The District  
SEC Scottsdale Road and Shoeman Lane  
Scottsdale, Arizona**

Plan # \_\_\_\_\_  
Case # 7-ZN-2015  
Q S # \_\_\_\_\_  
☒ Accepted  
☐ Corrections  
M. Rahman 9/15/15  
Reviewed By Date

**August 2015  
7-ZN-2015**



Prepared by:  
**Hunter Engineering, Inc.**  
10540 North 74<sup>th</sup> Street, #200  
Scottsdale, AZ 85258



PRELIMINARY DRAINAGE REPORT  
FOR  
**MARQUEE @ THE DISTRICT**  
**SEC SCOTTSDALE ROAD**  
**AND SHOEMAN LANE**  
**SCOTTSDALE, AZ.**

PREPARED FOR  
  
LGE DESIGN BUILD  
740 NORTH 52<sup>ND</sup> ST.  
PHOENIX, AZ 85008

PREPARED BY  
  
LARRY TALBOTT, P.E.  
HUNTER ENGINEERING, P.C.  
10450 NORTH 74<sup>TH</sup> STREET, #200  
SCOTTSDALE, AZ 85258  
(480) 991-3985

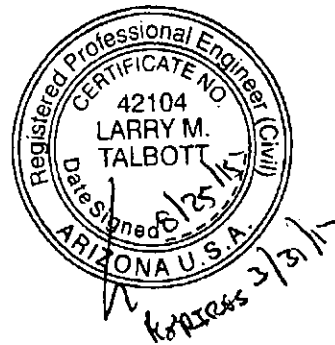
H.E. PROJECT NO. LGEC189

<u>SECTION</u>	<u>TITLE</u>	<u>PAGE NO.</u>
1.0	Introduction.....	1
2.0	Existing Drainage Conditions.....	1
3.0	Proposed Drainage Concept.....	2
4.0	Conclusions.....	2

<u>FIGURES</u>	<u>TITLE</u>	<u>LOCATION</u>
1	Vicinity Map.....	Appendix A
2	FEMA Flood Map.....	Appendix A

<u>EXHIBITS</u>	<u>TITLE</u>	<u>LOCATION</u>
A	Drainage Exhibits	Back Pocket

<u>APPENDIX</u>	<u>TITLE</u>	
A	Figures	Appendix A
B	Drainage Calculations	Appendix B



## 1.0 INTRODUCTION

This preliminary drainage report has been prepared under a contract from LGE Design Build, developer of the Marquee @ The District project. The purpose of this preliminary drainage report is to provide a preliminary drainage analysis as requested by the City of Scottsdale to support the proposed multi story building development.

This project is located south of Shoeman Lane east of Scottsdale Road, within the City of Scottsdale, Maricopa County, Arizona. The site is in a portion of Section 23, Township 2 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. Figure 1, in Appendix A, illustrates the location of the project site in relation to the City of Scottsdale street system. The proposed access to the site will be provided via Shoeman Lane

The development is for a proposed multi-story office, retail and parking consisting of approximately 2± acres. Improvements to be made on-site include the proposed multi-story building, parking structure and landscaped areas.

The current FEMA Flood Insurance Rate Map (FIRM) for this area, map number 04013C1770 L (Revision date October 16, 2013) shows the entire project site is in a flood hazard Zone X. Zone X is defined as, "*Areas determined to be outside the 0.2% annual chance floodplain*".

## 2.0 EXISTING DRAINAGE CONDITIONS

The proposed site is currently developed with a two story mixed use building, a separate single story building and parking over the majority of the site. Even though the city contour maps show depressed area on the site the site does not provide any detention. The depressed areas are the existing collection low points on the site. The collections points are existing catch basins and trench drains as described late in this section.

There is an existing storm drain that flows west to east along the south property line. This starts at a catch basin just west of the service drive. The storm drain outfalls into the existing storm drain system in the eastern drive. This storm pipe not only collects water from the site, but also the Galleria's roof drain system.

There is an existing service drive for the adjacent Galleria development to the south that runs north south through the middle of the site. The separates the site area flows into the flows generated west of this service drive and east of the service drive. There is an additional drive on the site eastern property boundary. Both the service drive and the eastern drive slope down from Shoeman Lane toward the Galleria building and are collected via existing trench drains near the south property line. These trench drains are connected to the existing site storm drain.

The area west of the service drive flows to an exist catch basin located at the southeast corner of this area. This catch basin collects the storm water for this area and routes it into the existing storm drain pipe that runs to the east into the storm drain system within the eastern drive.

The area east of the service drive is directed toward an existing valley gutter that runs along the north side of the southernmost parking field. This valley gutter outlets into an existing catch basin located at the southeast corner of this area. The catch basin also outfalls into the existing storm drain system in the east service drive.

### **3.0 PROPOSED DRAINAGE CALCULATIONS**

The proposed development will increase the hardscape area since it will include slightly less landscape area. The site was analyzed for these increases based upon a weight 'C' coefficient of 0.95 for hardscape area and 0.50 for landscape area.

The resultant net retention increase for the 100yr-2hr storm event is 464 cubic feet, which is a minimal 3.4% of the of the overall existing required retention of 13,528. The 100yr flow increase would be 0.44cfs which is also 3.4% of the existing overall 100yr flow. See Appendix B for calculations.

These flow increases are considered minimal at less than 5% and will not significantly affect the existing drainage patterns. Therefore no detention is proposed for this development.

Since the majority of the run-off for this project will be developed via the roof and parking structure these flows will be pipe directly into the existing storm drain system via the building's roof drains. This allows for more flexibility in delivering the flows to the existing storm drain.

The flows will be add to the existing system either at the same location as they do now or downstream. Flows added downstream relieve the upstream section of the pipe.

### **4.0 CONCLUSIONS**

The site will maintain the existing site flow patterns. Run-off increases are considered minimal without significant affect.



**APPENDIX A**  
**FIGURE**

## LEGEND



**SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD**

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

- ZONE A** No Base Flood Elevations determined.
- ZONE AE** Base Flood Elevations determined.
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE AR** Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
- ZONE A99** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
- ZONE V** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
- ZONE VE** Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.



**FLOODWAY AREAS IN ZONE AE**

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.



**OTHER FLOOD AREAS**

- ZONE X** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.



**OTHER AREAS**

- ZONE X** Areas determined to be outside the 0.2% annual chance floodplain.

- ZONE D** Areas in which flood hazards are undetermined, but possible.



**COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS**



**OTHERWISE PROTECTED AREAS (OPAs)**

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas

- 1% annual chance floodplain boundary
- 0.2% annual chance floodplain boundary
- Floodway boundary
- Zone D boundary
- ..... CBRS and OPA boundary

## FIRM

### FLOOD INSURANCE RATE MAP

### MARICOPA COUNTY,

### ARIZONA

### AND INCORPORATED AREAS

#### PANEL 1770 OF 4425

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

#### CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
MARICOPA COUNTY	040037	1770	L
PARADISE VALLEY, TOWN OF	040049	1770	L
SCOTTSDALE, CITY OF	045012	1770	L

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



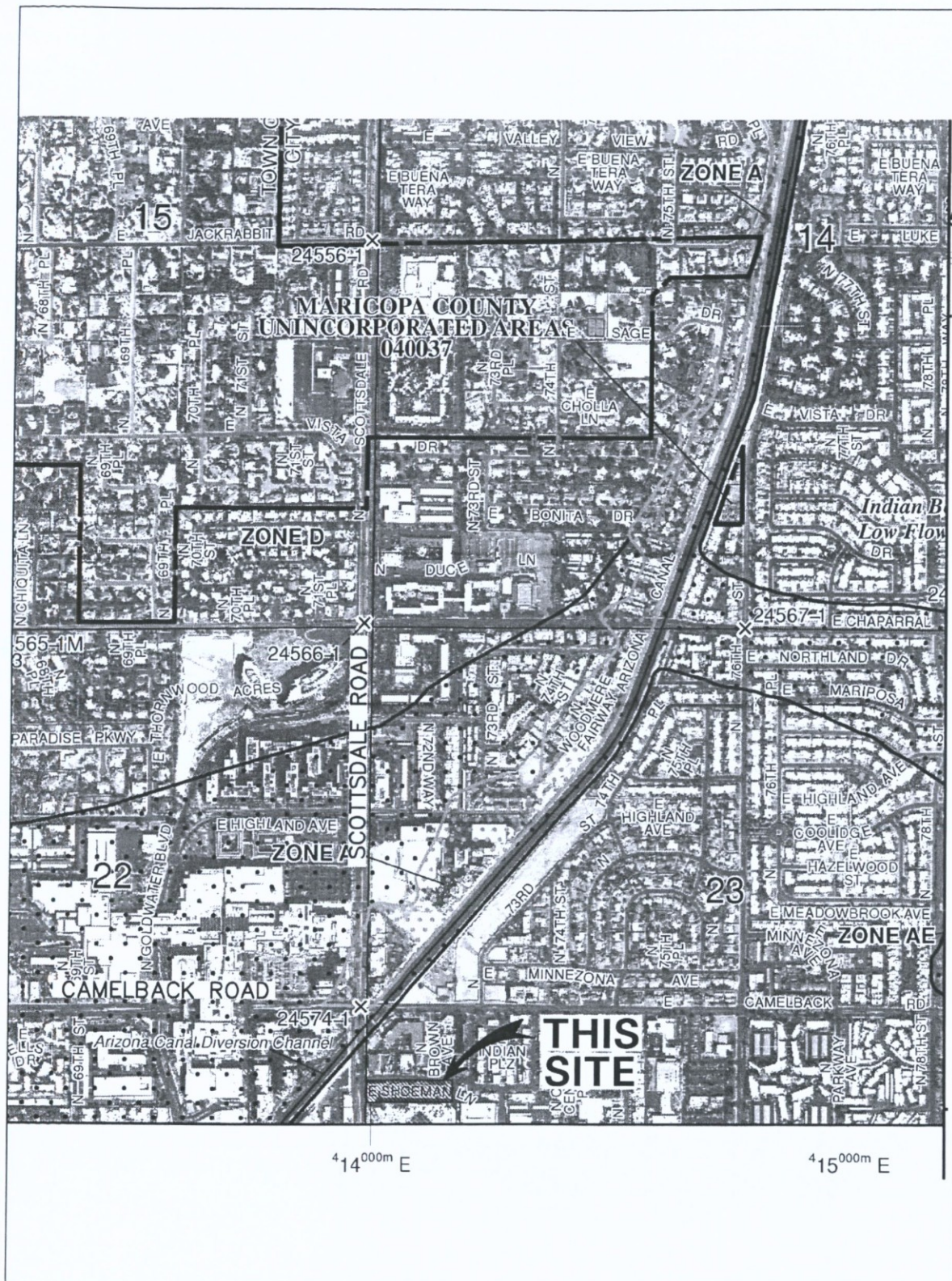
**MAP NUMBER**  
**04013C1770L**

**MAP REVISED**  
**OCTOBER 16, 2013**

**Federal Emergency Management Agency**

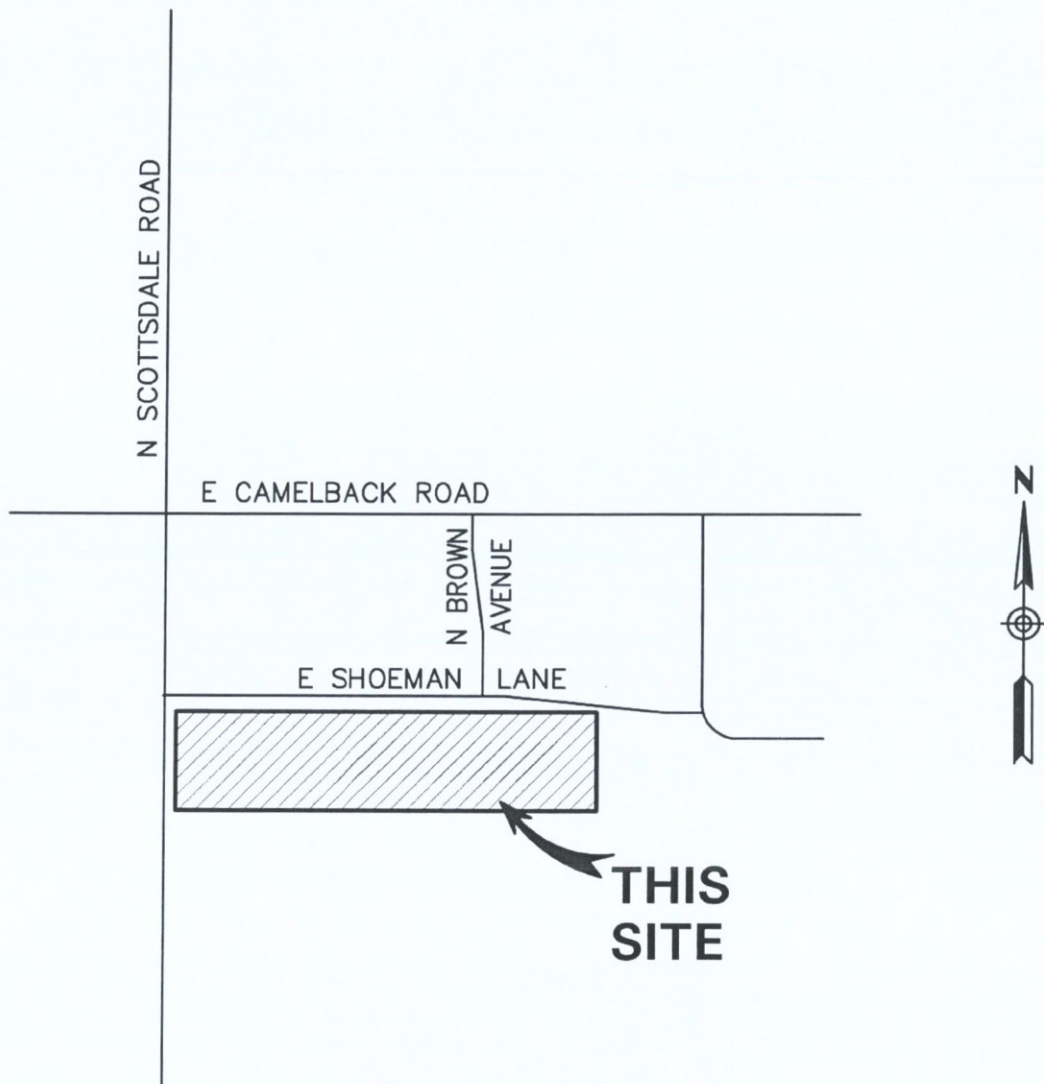
**MAP LEGEND**

**FIRM PANEL**



PORTION OF PANEL SHOWING SITE  
FIGURE 2





**VICINITY MAP  
FIGURE 1**



**APPENDIX B**  
**DRAINAGE CALCULATIONS**

## Detention Calculations

$$Vr = C * P * A * 43,560, C = 0.95 \text{ Hard}, P = 2.2$$

Design Storm: 100-year, 2-hour

C=	0.95 Hard	0.50 Landscape
P=	2.2	inches

### Existing Conditions

#### Required

Location	Type	Area (AC)	'C' Coefficient	D Coefficient	Required (cf)
HA1	Hardscape	0.701	0.95	2.2	5,318
HA2	Hardscape	0.078	0.95	2.2	592
HA3	Hardscape	0.769	0.95	2.2	5,834
HA4	Hardscape	0.113	0.95	2.2	857
LA1	Landscape	0.004	0.50	2.2	16
LA2	Landscape	0.038	0.50	2.2	152
LA3	Landscape	0.033	0.50	2.2	132
LA4	Landscape	0.065	0.50	2.2	260
LA5	Landscape	0.017	0.50	2.2	68
LA6	Landscape	0.067	0.50	2.2	268
LA7	Landscape	0.004	0.50	2.2	16
LA8	Landscape	0.004	0.50	2.2	16
		<b>1.893</b>	<b>0.89</b>		<b>13,528</b>

### Proposed Conditions

#### Required

Location	Type	Area (AC)	'C' Coefficient	D Coefficient	Required (cf)
HA1	Hardscape	1.790	0.95	2.2	13,580
LA1	Landscape	0.016	0.50	2.2	64
LA2	Landscape	0.087	0.50	2.2	347
		<b>1.893</b>	<b>0.93</b>		<b>13,991</b>

13,991 ft<sup>3</sup> Proposed

13,528 ft<sup>3</sup> Existing

464 ft<sup>3</sup> Additional

### EXISTING FLOW CONDITIONS

#### **DESIGN DATA**

Drainage Area \_\_\_\_\_ 1.893 Acres

#### **DESIGN COMPUTATIONS**

Runoff Coefficient \_\_\_\_\_ 0.89

Time of Concentration, Tc \_\_\_\_\_ 5 Minutes

<b>Frequency</b>	<b>2</b>	<b>5</b>	<b>10</b>	<b>25</b>	<b>50</b>	<b>100</b>	<b>Years</b>
Rainfall Intensity	3.05		4.85			7.56	Inches/Hr
Peak Discharge	5.17		8.22			12.81	Ft3 / Sec

### PROPOSED FLOW CONDITIONS

#### **DESIGN DATA**

Drainage Area \_\_\_\_\_ 1.893 Acres

#### **DESIGN COMPUTATIONS**

Runoff Coefficient \_\_\_\_\_ 0.93

Time of Concentration, Tc \_\_\_\_\_ 5 Minutes

<b>Frequency</b>	<b>2</b>	<b>5</b>	<b>10</b>	<b>25</b>	<b>50</b>	<b>100</b>	<b>Years</b>
Rainfall Intensity	3.05		4.85			7.56	Inches/Hr
Peak Discharge	5.34		8.50			13.25	Ft3 / Sec

### FLOW INCREASE

$Q_{100} =$  0.44 cfs

$Q_{10} =$  0.28 cfs

$Q_2 =$  0.18 cfs

# DRAINAGE EXHIBIT FOR SHOEMAN HI-RISE 7235 EAST SHOEMAN LANE SCOTTSDALE, ARIZONA 85251

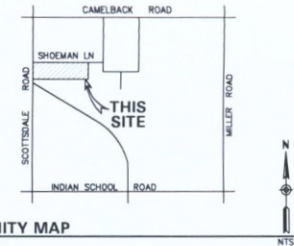
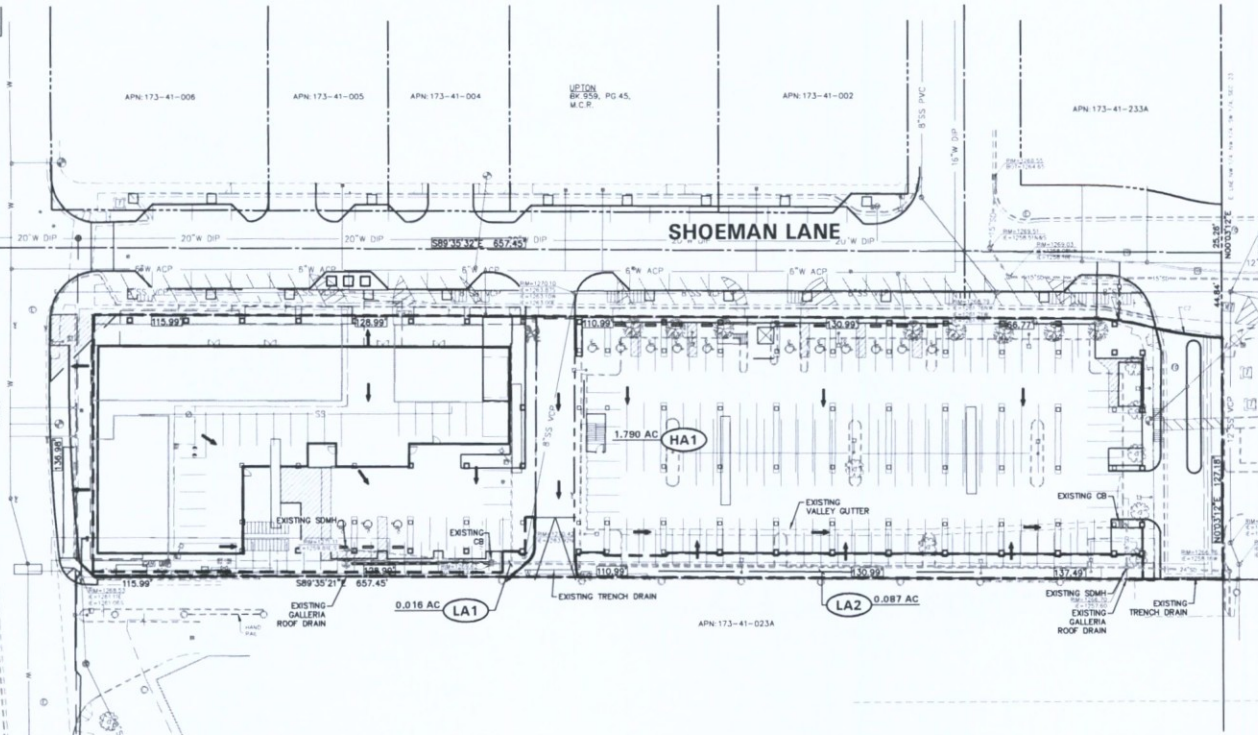
CAMELBACK ROAD

TRD. MARICOPA COUNTY  
BRASS CAP IN HANDHOLE  
WEST QUARTER CORNER  
SECTION 23, 12N, 14E.

ROAD

SCOTTSDALE

COR. NW 1/4  
1/4 SW 1/4  
23, T2N, 14E  
1-27239



## VICINITY MAP

## SHEET INDEX

DRAINAGE EXHIBIT ..... C1  
EXISTING CONDITIONS EXHIBIT ..... C2

## DEVELOPER

LGE CORPORATION  
740 N. 52ND STREET, SUITE 200  
PHOENIX, ARIZONA 85018  
PHONE: (480) 968-4001  
FAX: (480) 968-9001  
CONTACT: FRANK PETTIT

## ARCHITECT

LGE CORPORATION  
740 N. 52ND STREET, SUITE 200  
PHOENIX, ARIZONA 85018  
PHONE: (480) 968-4001  
FAX: (480) 968-9001  
CONTACT: VINCE DALKE

## CIVIL ENGINEER

HUNTER ENGINEERING, INC.  
10450 N. 74TH STREET, SUITE #200  
SCOTTSDALE, ARIZONA 85258  
PHONE: (480) 991-3985  
FAX: (480) 991-3986  
CONTACT: LARRY TALBOTT, P.E.

## BENCHMARK

THE INTERSECTION OF CAMELBACK ROAD AND MILLER ROAD, A STONE IN A HANDHOLE, DOWN 1.45' CITY OF SCOTTSDALE GPS POINT 4234, ELEV = 1259.425, NAVD '88 DATUM.

## BASIS OF BEARING

BASIS OF BEARING FOR THIS SURVEY IS A BEARING OF NORTH 89°34'30" WEST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, ACCORDING TO THE PLAT OF CAMELBACK PARK PLAZA, AS RECORDED IN BOOK 86, PAGE 13, MARICOPA COUNTY RECORDS, ARIZONA.

## LEGAL DESCRIPTION

PARCEL NO. 1:  
LOTS 6 AND 7, SHOEMAN TRACT, ACCORDING TO BOOK 42 OF MAPS, PAGE 31, RECORDS OF MARICOPA COUNTY, ARIZONA.  
PARCEL NO. 2:  
LOTS 8, 9 AND 10, SHOEMAN TRACT, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDED OF MARICOPA COUNTY, ARIZONA, IN BOOK 42 OF MAPS, PAGE 31.

## LEGEND

DRAINAGE AREA BOUNDARY .....  
FLOW ARROW .....  
HARDSCAPE AREA .....  
LANDSCAPE AREA .....



NO.	DATE	REVISION	BY

DESIGN BY: LMT  
DRAWN BY: SEA  
CHECKED BY: LMT

HUNTER ENGINEERING  
CIVIL AND SURVEY  
10450 NORTH 74TH STREET, SUITE 200  
SCOTTSDALE, ARIZONA 85258  
PHONE: (480) 991-3985  
FAX: (480) 991-3986



DRAINAGE EXHIBIT  
FOR  
SHOEMAN HI-RISE  
7235 EAST SHOEMAN LANE  
SCOTTSDALE, ARIZONA 85251

ALL WORKING DRAWINGS  
BEFORE YOU DIG  
(800) 453-1100  
1-800-START-IT  
OUTER MURPHY DAM

THESE PLANS ARE  
NOT APPROVED FOR  
CONSTRUCTION  
WITHOUT AN  
APPROVED SIGNATURE  
FROM THE GOVERNING  
MUNICIPALITY.

HE JOB NO.:  
LGE C189

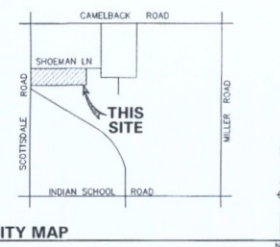
SCALE  
1"=30'

SHEET  
C1



## CAMELBACK ROAD

-FND. MARICOPA COUNTY  
BRASS CAP IN HANDHOLE  
WEST QUARTER CORNER  
SECTION 23, T2N, R4E.



## VICINITY MAP

## SHEET INDEX

DRAINAGE EXHIBIT .....	C1
EXISTING CONDITIONS EXHIBIT .....	C2

## DEVELOPER

**DEVELOPER**  
**LGE CORPORATION**  
740 N. 52ND STREET, SUITE 200  
PHOENIX, ARIZONA 85018  
PHOEN: (480) 966-4001  
FAX: (480) 966-9001  
CONTACT: FRANK PETTIT

## ARCHITECT

**LGE CORPORATION**  
740 N. 52ND STREET, SUITE 200  
PHOENIX, ARIZONA 85018  
PHON: (480) 966-4001  
FAX: (480) 966-9001  
CONTACT: VINCE DALKE

**CIVIL ENGINEER**

**HUNTER ENGINEERING, INC.**  
10450 N. 74TH STREET, SUITE #200  
SCOTTSDALE, ARIZONA 85258  
PHONE: (480) 991-3985  
FAX: (480) 991-3986  
CONTACT: LARRY TALBOTT, P.E.

## BENCHMARK

THE INTERSECTION OF CAMELBACK ROAD AND MILLER ROAD, A STONE IN A HANDHOLE, DOWN 1.45'

### BASIS OF BEARING

BASIS OF BEARING FOR THIS SURVEY IS A BEARING OF NORTH 89°34'30" WEST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, ACCORDING TO THE PLAT OF CAMELBACK PARK PLAZA, AS RECORDED IN BOOK 86, PAGE 13, MARICOPA COUNTY RECORDS, ARIZONA.

### LEGAL DESCRIPTION

PARCEL NO. 1:  
LOTS 6 AND 7, SHIDEMAN TRACT, ACCORDING TO BOOK 42 OF MAPS, PAGE  
31, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2:  
LOTS 8, 9, AND

LOTS 8, 9 AND 10, SHOEMAN TRACT, ACCORDING TO THE PLAT OF RECORD  
IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA,  
IN BOOK 42 OF MAPS, PAGE 31.

### LEGEND

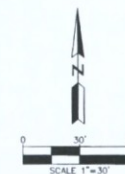
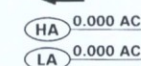
LEGEND

— DRAINAGE AREA BOUNDARY

FLOW ARROW

#### HARDSCAPE AREA

LANDSCAPE AREA



EXISTING CONDITIONS EXHIBIT  
FOR  
SHOEMAN HI-RISE  
7235 EAST SHOEMAN LANE  
SCOTTSDALE, ARIZONA 85251

CALL TWO WORKING DAYS  
BEFORE YOU DIG  
(602) 263-1100  
1-800-STAKE-IT  
(OUTSIDE MARICOPA COUNTY)

THESE PLANS ARE  
NOT APPROVED FOR  
CONSTRUCTION  
WITHOUT AN  
APPROVED SIGNATURE  
FROM THE GOVERNING  
MUNICIPALITY

HE JOB NO.:  
LGEC189

SCALE  
1"=30'

SHEET  
C2